

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R46998

Pic: 9, 11, 12, 14
For
1/25/94

Property Information

property address: 1702 S TEXAS AVE
legal description: WATSON-HOWELL BLOCK 1, LOT 4-9 & 12-16, ACRES 2.31
owner name/address: LAMAR PROPERTIES LTD
3709 SUNNYBROOK LN
BRYAN, TX 77802-3924
full business name: Sunny Land Center
land use category: Commercial type of business: Small Retail Shops
current zoning: C3 occupancy status: 80% Occupied
lot area (square feet): 100623 frontage along Texas Avenue (feet): 252
lot depth (feet): 400 sq. footage of building: 14600
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 15 # of stories: 1 1 2 story
type of buildings (specify): Brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) 10ft side set
in compliance

approximate construction date: 1966 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: Electric
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 136
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x14 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Adequate
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: Could landscape, but provided you
still have minimum parking

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

Location in back
store names (see picture 12)